

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON APPLICATION FOR APPROVAL  
OF THE REDEVELOPMENT PROJECT AND CONSENT TO THE  
FORMATION OF ST. JOSEPH HOMES, INC.

A. The Hearing. A public hearing was held at 2:30 P.M. on April 4, 1968, in the offices of the Boston Redevelopment Authority (hereinafter called "the Authority") at 73 Tremont Street, Boston, Massachusetts, by the Authority on an Application (hereinafter called "the Application") filed by Rt. Rev. Russell J. Collins, Margaret Mary Brown, Joseph E. Brown, Sister Anna Miriam Hayes, June Pearl Hunnefeld, Genevieve M. Kealey, Walter T. Ollen, David S. Nelson and Rev. Michael Francis Groden, (hereinafter called "the Applicants") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended, (hereinafter called "the Project"), and for consent to the formation of St. Joseph Homes, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on March 19 and 26, 1968



in the Boston Record American, a daily newspaper of general circulation published in Boston, and mailing postage prepaid, in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A Projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Rt. Rev. Msgr. Francis J. Lally, Chairman of the Authority, and James G. Colbert, Melvin J. Massucco, and George P. Condakes, members of the Authority, were present throughout the hearing.

B. The Project. The Project consists of the purchase by St. Joseph Homes, Inc. of Washington Park Urban Renewal Area Disposition Parcels C-5A, C-5B, L-12, L-13, L-14 and L-15 (hereinafter called "the Project Area"), and the construction, operation and maintenance thereon of 25 garden-type row houses consisting of approximately 138 dwelling units with appurtenant facilities including a community area, landscaping, walkways, driveways, and such on-site parking facilities as, when added to those future on-street parking facilities to be provided by the City of Boston within the Project Area, will provide 138 parking spaces. Said Parcels C-5A and C-5B are shown on plan of land entitled "Plan of Land in Boston Delivery Parcels

C-5A and C-5B of Washington Park Urban Renewal Area Project No. Mass. R-24" prepared by Fay, Spofford and Thorndike, Inc. Said Parcels L-12, L-13, L-14, and L-15 are shown on plan of land entitled "Plan of Land in Boston Delivery Parcels L-12, L-13, L-14, and L-15 of Washington Park Urban Renewal Area Project No. Mass. R-24" prepared by Fay, Spofford and Thorndike, Inc. (Exhibits B and B-1, respectively of the Application)

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.

D. The Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of said Chapter 121A, Section 1, of the General Laws, providing, as it does, for the construction, operation and maintenance of decent, safe and sanitary residential buildings in part of a larger area which



was previously declared to be a substandard and decadent area under Chapter 121 of the General Laws by the Authority on January 16, 1963. This finding was concurred in by the Boston City Council in its resolution approving the Washington Park Urban Renewal Plan, and by the State Housing Board, and the Project Area was taken by the Authority by eminent domain in part, and by purchase in part, in furtherance of said Urban Renewal Plan.

Conditions exist which warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws and the Application constitutes a "project" within the meaning of that law. As stated above, the Project Area is included within a larger area which the Authority has already found to be substandard and decadent under the provisions of Chapter 121 and has been taken by eminent domain in part and purchase in part. The purposes of Chapter 121A and Chapter 652 of the Acts of 1960, as amended, will be met by the carrying out of the Project as it will provide desirable housing accommodations for low and moderate income families, especially those with children, of which there is a serious shortage in Boston.

E. Cost of the Project. In the opinion of the Authority, the cost of the project has been realistically estimated in the Application and the Project is practicable. The Applicants have received a mortgage insurance commitment from the Federal Housing Administration to insure the mortgage in the amount of \$2,667,000 under Section 221(d)(3) of the National Housing Act. All of the funds which will be required in addition to those obtained from the Federal Housing Administration mortgage financing are already available to the Applicants. Simultaneously with the execution of the Land Disposition Agreement between the Authority and St. Joseph Homes, Inc., St. Joseph Homes, Inc. will deposit with the Authority 20% of the purchase price for the Project Area and the balance of said purchase price will be paid simultaneously with the conveyance of the Project Area by the Authority to St. Joseph Homes, Inc.

F. Master Plan. The Project does not conflict with the Master Plan of the City of Boston. In resolutions adopted by the Authority on March 15, 1963, in approving the Washington Park Urban Renewal Plan, it was found and determined that such Urban Renewal Plan conforms to the Master Plan, as amended, for the locality. The Project conforms to the Washington Park Urban Renewal Plan, as amended.



G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City or to the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will in fact forward the best interests of the City and will constitute a public use and benefit. The structures to be erected under the Project are attractive and efficiently designed row houses with ample light and air and appurtenant green spaces and will enhance the general appearance of the Area and furnish attractive and necessary accommodations for families of low and moderate income.

Exhibit F of the Application sets forth amounts to be paid by agreement by the 121A Corporation to the City of Boston, in addition to the excise prescribed by Section 10 of Chapter 121A.

The carrying out of the Project will not of itself involve the destruction of buildings occupied in whole or in part as dwellings, since such demolition has been completed by the Authority in carrying out its Urban Renewal Plan referred to above. All of the families

formerly resident in the Project Area have already been satisfactorily relocated. The Project will provide approximately 138 new dwelling units within the Project Area.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

H. Minimum Standards. The minimum standards for financing, construction, maintenance, and management of the Project as set forth in Exhibit D filed with and attached to the Application are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to the Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended. The Authority hereby approves any financing made pursuant to Paragraph 8 of the Application which is insured by the Federal Housing Administration notwithstanding that the amount thereof is in excess of 90% of the estimated cost of the Project.



The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than fifty pupils, or as a public or private hospital having more than twenty-five beds, or as a Church.

To the extent that the Project involves the construction of units which constitute a single building under the Boston Building Code and Zoning law, the Authority declares such units separate buildings for the purposes of Chapter 138 of the General Laws.

I. Deviations. Exhibit E filed with and attached to the Application, sets forth the permissions requested for the project to deviate from zoning and other regulations in effect in the City of Boston.

Each of the permissions requested in Paragraphs I 1(a) and (b), and I 2 (a) and (b) of Exhibit E is hereby granted.



With reference to Paragraph II of said Exhibit E, for the reasons set forth in the Application and supporting documents, including said Exhibit E, the Authority hereby grants the permission to deviate from Sections 1703 and 3105 of the Boston Building Code so as to allow the Applicants to use an exterior drainage system which would lead to dry wells or into the public storm sewers, in lieu of a collecting system of cast iron piping within the buildings, provided that the system is designed to operate effectively during winter conditions, and that it will minimize the risk of roof drainage water spilling onto walks and public ways.

For the reasons set forth in the Application and supporting documents, including said Exhibit E, and in the evidence presented at the hearing, and in this report, the Authority hereby finds that each and every one of the granted permissions is reasonably necessary for the carrying out of the Project and may be granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances or regulations, respectively; the Authority is also satisfied, by reliable and generally accepted tests, or by experience in other cities, and on other FHA projects,

that the other designs, construction, materials, apparatus, equipment or methods specified in the Application and supporting documents, including Exhibit E, and in the evidence presented at the hearing will sufficiently satisfy the purpose for which it or they are to be used and the purposes of the applicable laws, codes, ordinances, or regulations, respectively.

The Authority hereby finds that the Application and the Project conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, Chapter 652 of the Acts of 1960, as amended, and the applicable Rules and Regulations of the Authority, and the Authority for these reasons and for the reasons set forth in the Application and supporting documents, including Exhibit E, and the evidence presented at the hearing, and in this report, hereby approves the Project and consents to the formation of St. Joseph Homes, Inc., as requested in the Application, and consents to the filing of the Articles of Organization for such corporation substantially in the form annexed to said Application.

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Chairman

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MEMORANDUM

APRIL 11, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: ST. JOSEPH HOMES, INC.

SUMMARY: This memo requests that the Board adopt the Report approving the St. Joseph 121A Redevelopment Project and consent to the formation of St. Joseph Homes, Inc.

The 121A Application has been examined and for the reasons detailed therein sufficient evidence has been presented to permit the Authority to proceed with the adoption of the attached Report and Decision approving the Project.

This development presents an opportunity for early construction of much-needed and desirable low and moderate income housing in the Roxbury Area. As indicated by the Applicants at the public hearing, and as stated in the Application itself, 25 attractive, two-story row house structures will be distributed over six separate disposition parcels and will contain 138 dwelling units of two-, three-, four-, and five-bedroom unit composition. Approximately 51 of the larger units will be made available to low income families through a long-term leasing arrangement with the Boston Housing Authority.

The redeveloper has received an FHA mortgage insurance commitment in the amount of \$2,667,000, and the FHA initial closing is scheduled for May 15. If the Report and Decision is approved, the Applicants will request Authority approval to start construction prior to the title closing.

As required by Chapter 121A of the General Laws, I recommend that the Authority adopt the Report approving the project and consenting to the formation of St. Joseph Homes, Inc. Attached are the appropriate votes.

Attachments

